

F. Ridgelines:

Because of the importance of aesthetics to the economic viability of the Snyderville Basin, views from the designated roadways (Interstate 80, Highways 224, 248, and 40) are critical and ridgeline encroachment shall be avoided. New development on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from a designated roadway shall be prohibited. Development shall be prohibited within one hundred (100) vertical feet of any ridgeline that is identified by the ridgeline overlay zone district, except for existing lots of records, previously entitled developments, and resort lifts and runs as provided for in this section.

Development on lots of record or previously entitled developments in the ridgeline overlay zone or on ridgelines and hilltops which allow a structure to project into the horizon line as viewed from a designated roadway are subject to low impact permit review and the special development standards in subsection F1 of this section.

1. Special Development Standards For Development In The Ridgeline Overlay Zone District Or Development Affecting Ridgelines:

a. **Site Planning And Structure Height:** All new construction and associated disturbance shall occur outside of the ridgeline setback. Where that is not possible due to the size and configuration of the lot, or where to locate a structure outside of the ridgeline setback would result in a building site that is not suitable for development based on other development standards, an analysis will be done to locate new construction in the most suitable location on a site. The director may: require structures to be built in the most suitable portion of the lot, designate building pads, limit building height, and/or mandate other design standards to minimize the visual impact of the development.

Every effort shall be made to site new construction in such a manner that it will not project into the horizon line or project into a mountain backdrop as viewed from the designated roadways. If this is not possible, and structures will project into the horizon line as viewed from the designated roadways, building height shall be limited to twenty six feet (26').

b. **Architectural Standards:** The architectural regulations outlined in section [10-4-20](#) of this chapter will apply. The following special standards will also be applied for any development subject to the ridgeline overlay zone:

(1) **Massing And Stepping:** Structures shall be built in stepped levels to conform to the slope of the hill and keep a low profile.

(2) **Building Material And Color:** All buildings shall be constructed of material of a muted earth tone color that are compatible with the dominant color of the surrounding vegetation. Reflective materials shall be generally avoided, and where used (flashings, roof vents and equipment), shall be painted to match the building.

(3) **Windows And Other Glass:** Glass areas shall be reviewed to avoid highly reflective surfaces from designated roadways. Mirrored glazing is prohibited on any building, except that solar absorption glazing is an acceptable material. Walls or excessive expanses of glass are prohibited. The visibility of nighttime lights from designated roadways will be a consideration in determining the amount of transparency allowed.

(4) **Roof Pitch, Orientation, And Color:** The pitch of any roof shall be generally parallel to the slope upon which the building is located. Roofs shall be of a dark, muted earth tone color in a shade of gray or brown that reflects the dominant color of the surrounding vegetation. In some cases, larger roof overhangs may be an effective tool for deepening the shadow effect and minimizing the apparent mass of a building.

c. **Grading Limitations:** Site grading shall be designed to create visual interest by combining terraced

retaining walls, landscape pockets with screen plantings, landscaping and variations in the texture and pattern of wall materials. The director may alter standards to ensure adequate fire protection.

(1) Site grading shall be minimized and shall not exceed the following limit of disturbance area (including all portions of the driveway and construction activity):

(A) Lots less than one acre: The limit of disturbance area shall be determined by the director.

(B) Lots between one acre and five (5) acres: The limit of disturbance area shall not exceed fifteen thousand (15,000) square feet.

(C) Lots greater than five (5) acres: The limit of disturbance area shall not exceed twenty thousand (20,000) square feet.

(2) Terraced retaining walls shall be constructed when the vertical height of any cut or fill required for the construction of driveways or structures exceeds six (6) vertical feet. Each terrace of the retaining walls shall not exceed four feet (4') in height and shall be stepped back at four foot (4') intervals.

d. Landscape Requirements: Removal of and disturbance of existing vegetation shall be minimized. Native vegetation shall be used to reduce the impact of development on steep slopes and ridgelines. The director may alter standards to ensure adequate fire protection.

(1) A limit of disturbance area no greater than twenty feet (20') from the building footprint shall be shown on site plans submitted for building permit review. All construction shall be contained within the limit of disturbance area. If decks are incorporated into the structure, the limit of disturbance area shall be twenty feet (20') from the deck in that location only. A fence (separate from an erosion control fence) clearly demarking the limit of disturbance area shall be erected before any grading or construction begins and shall remain in place until construction is complete. The fence shall be at least five feet (5') in height above grade and shall be a substantially built protective fence which prohibits vehicular and pedestrian access. Existing vegetation to be saved shall be unmistakably delineated from the vegetation to be removed.

(2) Landscape elements incorporated into development shall maintain a vegetative backdrop and be indigenous to the particular environment. The vegetation at maturity shall screen structures to the maximum extent possible and preserve the appearance of the natural skyline. To minimize grading of large flat areas and encourage water conservation techniques, large expanses of turf and low growing grass is prohibited.

2. Special Development Standards For Resort Lifts And Resort Runs In The Ridgeline Overlay Zone:

a. Site Planning: New construction and associated disturbance shall occur outside of the ridgeline setback. Where that is not possible due to the required alignment of a lift or run, an analysis will be done to locate development in the most suitable location. Every effort shall be made to site new lift towers and terminals in such a manner that it will not project into the horizon line as viewed from the designated roadways.

b. Architectural Standards: Lift towers and terminals shall be designed to mimic natural visual conditions and blend into the surrounding landscape.

(1) Nonreflective materials shall be used and shall be painted or treated to minimize visibility from designated roadways.

(2) Glass on lift towers is prohibited. Glass on lift terminals is only permitted as required by the lift manufacturer for safety. Mirrored glazing is prohibited, except for solar absorption glazing.

c. Grading Limitations And Revegetation: Runs as viewed from designated roadways shall blend into the existing vegetation. Run edges, terrain, and lift lines shall be designed to minimize a linear

appearance and shall be varied to blend with the natural terrain through the use of tree thinning to feather the linear effect. Widespread clear cutting of timber is prohibited. New roads are only permitted for the installation and maintenance of lift terminals. Disturbed areas shall be revegetated with native vegetation as soon as weather permits.

3. New Development In The Ridgeline Overlay Zone District Or Development Affecting Identified Ridgelines:

- a. Any development subject to the minor development review process in which any portion of the subject property falls within the ridgeline overlay zone is required to conduct a visual analysis from the designated roadways. No structure will be permitted to break the ridgeline from the designated roadways. In order to keep all proposed development from breaking the ridgeline from a designated roadway, the project may be required to designate specific building pads, limit building height to twenty six feet (26'), and mandate other design standards to minimize the visual impact of the project.
- b. Any development subject to the major development review process in which the property is located within five (5) miles of designated roadways is required to conduct a visual analysis from the designated roadways. No structure will be permitted to break the ridgeline from the designated roadways. The project will be designed to keep development out of all ridgeline setback areas. In order to keep all proposed development from breaking the ridgeline from a designated roadway, the project may be required to designate specific building pads, limit building height to twenty six feet (26'), and mandate other design standards to minimize the visual impact of the project. (Ord. 647, 9-13-2006)